

CURRENT AVAILABLE PROPERTIES



THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
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AGENTS

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(916) 929-2000

PROPERTY SUMMARY NOVEMBER 2017

INDUSTRIAL

RETAIL

OFFICE

LAND

INVESTMENTS

THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Industrial Properties For Lease
NOVEMBER 2017
(916) 929-2000

ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
3650 51 st Avenue Sacramento, CA 95823	3650 A - 2,553 sf	M-1	\$2,553 / month (\$1.00 psf)	Dennis Vollman Luann Henderson Dan Mincher Alex Byrd	Great for Dance/Fitness Center, Martial Arts air conditioned office or clean assembly area with two restrooms
11311 Folsom Blvd Bldg A Ranch Cordova, CA	4,800 sf	M-1 - Auto Use	\$4,800/month - NO CAMS	Dennis Vollman Luann Henderson Dan Mincher Alex Byrd	6,000 sf Fenced and Paved Yard Roll-Up Doors and Drive Thru Doors Greta Folsom Blvd Visibility
3065-3079 Kilgore Rd Rancho Cordova, CA 95670 APN 072-0460-018	2,284± sf - 16,595± sf available 2.58 acres	Office Industrial, Mixed Use	\$0.50psf/month - warehouse/office space (\$0.16psf NNN Charges)	Dennis Vollman Lu Ann Henderson Dan Mincher Alex Byrd	Two Grade Level Roll-ups. Some Raised Computer Floors & Fenced Yard. Suites A,C,D,D-1, E & F and 3065 - Leased
11290 Sunrise Gold Circle Rancho Cordova. CA 95742	Suite K - 2,100 sf	M-1 - Light Industrial	\$1,370.20 (blended)	Dennis Vollman Lu Ann Henderson Alex Byrd	1,772 sf Warehouse, 328 sf Office Front Loading Unit with Roll Up Door
4505 Yankee Hill Rocklin, CA APN: 042-021-003-000	2,400 sf	M-1	\$3,000.00/month Gross Lease	Alex Byrd	8,000 sf fenced yard Full drive thru roll up doors 600 sf office w/ mezzanine

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THE VOLLMAN COMPANY, INC.
Summary of Exclusive Industrial Properties For Sale
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
197 Otto Circle Sacramento, CA APN: 036-0181-008	5,714 sf .50 ac Lot	M-1	\$720,000	Lu Ann Henderson	Sacramento City R.V. Parking & Hook Ups / Built in Bar 6 Electrical Panels / Sub Panels
14025 River Road Walnut Grove, CA 95690 APN: 146-0160-008 & 009	4,225 sf 1,000 sf Office 2,225 sf Warehouse 1,000 sf Shop Space	ZOO Industrial Warehouse Use	\$427,500	Dennis Vollman	This is a concrete building and a steel building with a total area of approx. 4,225 sf located on 1.1 acres of land on the east side of the Sacramento River.
9163 Union Park Way Elk Grove, CA 95624 APN: 134-0640-042	7,200 sf with 6,000 sf Yard .53 acre - Lot	M-1	\$899,900	Don Deavens	Large Reception, 2 Bathrooms, Heating and A/C Freeway Close and Near the Proposed Casino/Mall 20' Clear Height, 2 Roll Up Doors & Secure Yard

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Summary of Exclusive Investments
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ADDRESS/ LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
14176 & 14178 River Road Walnut Grove, CA APN: 142-0240-003-0000 Commercial Properties!	14176 - 13,866 sf 14178 - 9,516 sf	GC - General Commercial	14176 - \$440,000 \$31.73 psf 14178 - \$315,000 \$33.10 psf	Dennis Vollman	14176 currently occupied by Morris Motors USA 14178 currently occupied by Central Market Grocery Store Marina Parking Lot, Restroom and expansion land reserved by Seller

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Land Listings
NOVEMBER 2017
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
1650 Arcade Blvd Sacramento, CA 95815 APN: 265- 0060-049	1.99 acres	R-1A - Single Family	\$358,400 (\$25,600 per lot)	Bill George Dan Mincher	This prime In Fill Subdivision is located in North Sacramento and is a perfect project for small builders of entry level homes
8090 Brady Lane Roseville, CA 95747 APN: 473-010-033	5.1 acres	RS-AG-B-20	\$875,000	Bill George	Good infill subdivision of large lots very close to Foothills Blvd. and Main Ave. just off Baseline Road. 9 ½ acre T-Mapped Lots
NWC Baseline Rd & Brady Ln Roseville, CA 95747 APN: 473-010-032	5 acres	C1-UP-DC - Commercial	\$1,495,000 IN CONTRACT	Bill George	High traffic corner across from existing mini storage, originally planned for a gas station and mini storage.
102 E Natoma Street Folsom, CA 95630 APN: 071-0320-042	4.86 acres	BP-PD	Call Broker for Pricing MAKE OFFER!	Bill George Dan Mincher	Approved Map - 4 Buildings 8,200 sf each , 4 Parcels Possible Seller financing
24 Lots - Single Family Lots Franklin Blvd - Frontage Elk Grove, CA	2.91 acres Development Land 24 Single Family Lots	RD-5	\$475,000	Dan Mincher Bill George	24 Proposed Lots - Single Family Easy Access to I-5 via Elk Grove Blvd All Frontage Improvements Completed
La Mancha Way and Creek Center Sacramento, CA APN: 118-0290-003	40,293 sf	C-1-PU	\$400,000	Bill George Dan Mincher	Great finished Commercial lot great location right across from the DMV. How about an insurance business? Possible Seller Finance!
1526 Merkley Avenue West Sacramento, CA 95691 APN: 067-012-000	.36 acres 15,321 sf	Commercial	\$199,000	Luann Henderson	Great West Sacramento location The parcel has existing curb, gutter and is ready to build on.
Meadowgate Drive near Franklin Sacramento, CA APN: 049-0270- 005 & 006	.87 acres	C-2	\$495,000.00	Bill George Dan Mincher	Development Land For Trade or For Sale Zoning should allow 2 story development up to approximately 20,000 sq. ft.
Millville Plains Road, Millville, CA 96062 - Shasta County APN: 060-050-001	100.3 acres of Agriculture Land	R-L-T-BA-2 Limited Residential	\$429,000.00	Jim Morey Bill George	Mostly Level 100.3 ac of AG Land Partially Fenced County Rd Frontage/17 minutes from Redding

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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
2725 & 2755 Moore Rd. Lincoln, CA APN 021-283-007 & 009	9.7 ac. - 2755 Moore 10.58 ac. - 2725 Moore	Medium Density Residential	2755 - \$2,900,000 2725 - \$2,995,000 Lender Owned!	Bill George	20± acres of Residential <u>Development Land</u> in the developing area of Lincoln. Planned for 170+ medium density homes.
26312 State Hwy. 16 Esparto, CA APN 049-240-01-1 / 02-1	7.7 acres	Commercial Acreage	\$1,900,000.00 \$5.66 per sq. ft.	Bill George Jim Morey	7.7 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED!
5221 Raley Blvd Sacramento, CA 95838	10.64 acres	M-1 S-R	\$1,100,000	Alex Byrd	660 feet of Raley Blvd Frontage City of Sacramento Prime Industrial Development Opportunity
Woodland Ave. Esparto, CA APN 049-240-18-1	3.83 acres	Commercial Acreage	\$980,000.00 \$5.87 per sq. ft. MAKE AN OFFER!	Bill George Jim Morey	3.83 acres of undeveloped commercial land on the way to Cache Creek Casino. LENDER OWNED!
Watt Ave. near Elkhorn Blvd. North Highlands, CA APN 208-0142-020,022,030 036	9.24 acres Total 2.31/4.62/2.31 acres	GC, General Commercial / Multi-Family RD	\$1,020,000.00 - 2.31 ac. \$2,050,000.00 - 4.62 ac. \$1,030,000.00 - 2.31 ac	Dennis Vollman Bill George	Very Flexible zoning allowing a wide range of uses from multi-family to strip commercial and light industrial. Redevelopment Area!
West St. & I-5 in Woodland, CA APN 027-430-03-1	9.2± acres	Highway Commercial	\$3,250,000 includes all work product done to date and improvements	Bill George	A highly visible Highway Commercial site at the on/off ramp of West St. & I-5. Motel site, restaurant, retail site, etc. Great Freeway exposure. All Offers will be Considered.
1663 Wise Road APN 020-167-031 LENDER OWNED	60.40 acres Tentative Map For: 3 - 10 acre parcels 1 - 30 acre parcel	F-B-X Flood Zone X	\$2,490,000.00 LENDER OWNED!	Bill George Jim Morey	4 tentatively mapped parcels with a new paved road. Can be split. One 10 acre parcel with a house.

THE VOLLMAN COMPANY, INC.
Summary of Exclusive Office Properties For Lease
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
2445 Albatross Way Sacramento, CA APN: 277-0061-022	2,425-12,471 sf	Office	\$.70/psf - Modified Gross	Dennis Vollman Dan Mincher Luann Henderson	El Camino Frontage / Sacramento City Limits Immediate Freeway Access Ample Parking and Signage
2856 Arden Way Sacramento, CA 95815	Suite 150 - 1,000 sf Suite 200 - 6,280 sf	LC	Suite 150 - \$1,000.00 - FSG Suite 200 - \$6,280.00 - FSG	Dennis Vollman Lu Ann Henderson	Suite 200 is Divisible - \$1.00 psf - FSG Access to I-80 via Arden Way
11294 Coloma Rd Gold River, CA 95670	Suite C: 868 sf	MP-Office	\$1.15 psf / Month - Modified	Dan Mincher	Gold River Center - Over 17,000 cars daily Very nice common restrooms
921 Drever Street West Sacramento, CA APN: 058-015-004	3,120 sf Building 1,560 sf Available with LOT	C-3 Office	\$.88 psf	Lu Ann Henderson	Fully updated and remolded Office Building 5 private offices, full kitchen/ break room. Fenced Lot
4748 Engle Rd Carmichael, CA 95608	4 Suite Available 700 sf to 1,000 sf	Office	\$.65/psf - NNN (.26/psf)	Dennis Vollman	Two-Story Building - 5 spaces available Ample Parking - Great Rate - Landscaping
5660 Freeport Blvd Sacramento, CA 95822	5,000 sf - Above the Wells Fargo	C2-EA	\$.90 psf/month Full Service Gross	Jim Morey Lu Ann Henderson	High Traffic Counts Second Floor Office Space - Wells Fargo Bldg
167 Lincoln Ave Lincoln, CA 95648	Suite 102 - 1,549 sf Bottom Floor		Suite 102 - \$1.55/psf/NNN .	Lu Ann Henderson	5 Private Rooms with Plumbing Great location in downtown Lincoln
2435 Marconi Ave Sacramento, CA 95821	5,520 sf	LC	\$1.50 psf - Modified Gross	Dennis Vollman	Ample Parking, Divisible, Great Location Monument Signage Available, 15 Private Offices
800 Sunrise Ave Roseville, CA 95661	Suite F: 1,089 rsf	CC	\$1.10psf/ Modified Gross LAST SUITE!!	Lu Ann Henderson	Reception, Open Area and 5 Private Offices Facing Sunrise Ave - Over 35,000 Cars Per Day
7240 E Southgate Drive Sacramento, CA 95823	3 Suites Available 800 to 2,070 sf	Office	\$.65/psf - NNN (.30/psf)	Dennis Vollman	Medical Office - Great Price Ample Parking

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THE VOLLMAN COMPANY, INC.
Summary of Exclusive Retail Properties For Lease
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ADDRESS/LOCATION	SIZE	ZONING	PRICE	AGENT(S)	COMMENTS
1028 2 nd Street - Union Hotel Sacramento, CA	15,000 sf Retail & Office		Contact Agent	Don Deavens	Office, Retail, Bar Great location for Dance Studio, Restaurant, Bar, Yoga and Retail Shops
8117 - 8127 Auburn Blvd Citrus Heights, CA 95610	1,400 sf Located in a Strip Center	Shopping Center	\$1.20 psf - Modified Gross	Lu Ann Henderson	
2346 Florin Road Sacramento, CA 95822 APN: 047-0012-024	8,000 sf Dollar Store	Mixed Use	Contact Agent	Don Deavens	Fully Stocked Dollar Store - Ready to Use Store has been in existence for 4 Years Located in Shopping Center
1017 Front Street Old Sacramento, CA 95814 APN: 006-007-104	3,500 sf Recording Studio	C-3	Contact Agent	Don Deavens	Recording Studio with all the Satellites and Equipment and Sound Proofing Office Area with Conference, Reception etc
1115 Front Street Old Sacramento, CA 95814	24,300 sf 0.21 acres	C-3	Contact Agent	Don Deavens	We have two retail locations available on the street level
1000 Melody Lane Roseville, CA	Multiple Suites Available: 1125 sf - 3375 sf	Shopping Center	\$1.20/psf NNN - \$.35psf/mon	Luann Henderson	Excellent location on the corner of Riverside Ave. & Cirby Way. Easy access to I-80
1600 Sacramento Avenue West Sacramento, CA 014-054-010	Suite 3 - 560 sf	C-2	\$1.35 psf	Lu Ann Henderson	Small Retail Space / Convenient Parking Close to Ikea Shopping Center & Freeway High Visibility/ Monument Signage
5972 Stockton Blvd Sacramento, CA 95824 APN: 026-0244-020	2,400 sf	SPA	Contact Agent	Don Deavens	99 Cent Store Anchor Shopping Center Freestanding building with plenty of parking Behind the newly renovated casino

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Summary of Exclusive Retail Properties For Sale
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1028 2 nd Street - Union Hotel Sacramento, CA 95814	24,075 sf -Bldg 6,685 sf - Lot	C3	\$3,900,000	Don Deavens	Great location Downtown Sacramento Large income stream with potential to grow
3732 Auburn Blvd Sacramento, CA 95821	9,922 sf	C3	\$1,537,910 Price Reduced!	Dennis Vollman Dan Mincher Luann Henderson	Office: 6,370 sf, Retail: 2,375 sf, Strip: 1,177 sf, Land Size: 22,008 sf 35 on site Parking Spaces
929 Drovers Street West Sacramento, CA 95691 APN: 058-015-011-000	3,971 sf	C-3 Multi-Use	\$499,999.00 Price Reduced!	Lu Ann Henderson	Fantastic Spot for Upcoming Brewery or Restaurant. Great for Office & Retail Use. Fenced Large Courtyard / Ample Seating
2346 Florin Road Sacramento, CA 95822 APN: 047-0012-024	8,000 sf	Mixed Use	Contact Agent	Don Deavens	Fully Stocked Dollar Store Inventory For Sale as well Located in Shopping Center